

**Plan Commission
Meeting Minutes
May 18, 2021**

Call to Order and Roll Call

MEMBERS PRESENT: Scott Shipley, Brianne Schneckenger, Devin Stettler, Steve Duhamel, Tom Strayer, Barry Wood, Chad Gooding,

MEMBERS ABSENT:

OTHERS PRESENT: Richard Henderson, Director of Planning Ryan Crum; Attorney Gregg Morelock, Town Manager Tonya Galbraith, Town Engineer Mark Witsman, and Planning & Building Administrative Assistant Jennifer Pack.

Agenda Consideration

None

Approval of Minutes

Mr. Duhamel made a motion to approve the minutes of the April 20, 2021, meeting. Ms. Schneckenger seconded. The motion passed 7/0.

Old Business

No old business

New Business

Vintner's Park, Section 1, Development Plan and Secondary Plat

Richard Henderson presented for the petitioners. The petitioners are requesting approval for the secondary plat for section 1 of Vintner's Park. Mr. Henderson described section 1 and noted that most issues brought up at the TAC meeting have been addressed; however, the petitioners have not yet received drainage comments. Mr. Henderson also noted that he wants to discuss the tree conservation area with the Commission.

Mr. Crum presented staff report, stating that staff performed the customary review, and it has met all requirements. Mr. Crum noted that the perimeter sidewalk will include a boardwalk style crossing over the legal drain. Mr. Henderson noted that the boardwalk has not been approved by the County Drainage Board yet, but they do not anticipate any problems with it.

Mr. Witsman noted that the Tree Conservation Area was discussed in TAC. The original PUD created a TCA, but when detention pond was added, it created an overlap between the easement and the TCA.

The requirements for the easement as stated in the storm water ordinance contradict the TCA standards. Staff could not resolve the issue internally, so they are bringing it to the Plan Commission. Mr. Witsman concerns stem around future problems as trees grow naturally in the areas overlapped by the easement and the TCA. After discussion, the Plan Commission decided to leave the plans as they are.

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat as presented. Mr. Gooding seconded the motion 7/0.

Announcements

Mr. Crum announced that the Town Center project has interest from a developer and that Staff are continuing to have discussion with the developer.

A presentation on the Mt. Comfort Corridor from Veritas Group will be made to the Plan Commission in June or July. This project will tie in to the Comprehensive Plan update.

Ms. Galbraith announced that Mr. Crum has been promoted to Assistant Town Manager for Planning and Development.

The next meeting will be on June 15, 2021, if needed.

Adjournment

There being no further business, meeting was adjourned.